

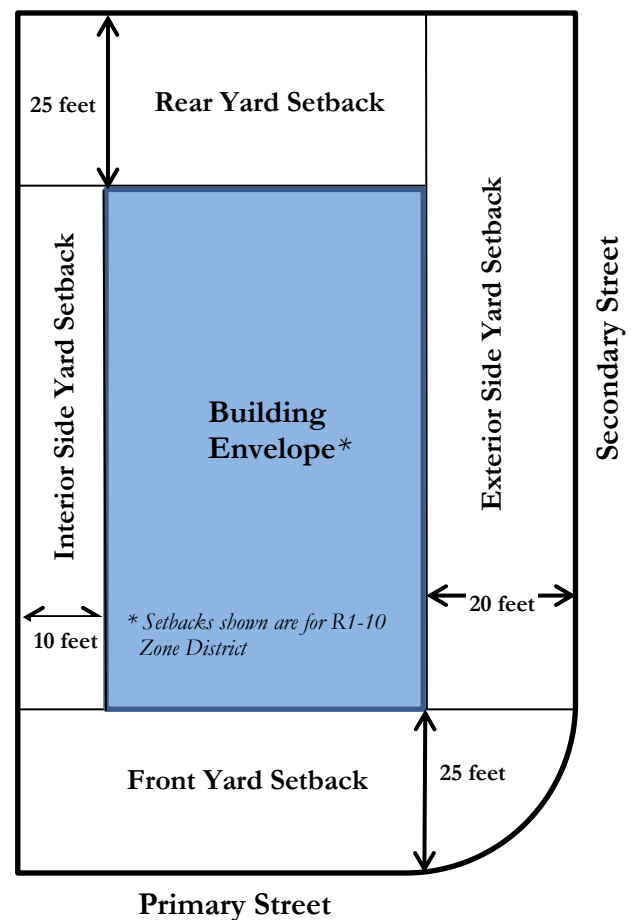


## ACCESSORY STRUCTURE REQUIREMENTS IN SINGLE-FAMILY (R1) ZONE DISTRICTS

As outlined in the Zoning Code, detached accessory structures are allowed on single-family zoned properties. Accessory structures that exceed six feet in height require a Site Permit and accessory structures over 120 square feet in floor area also require a Building Permit.

### General

- ☐ Freestanding, unenclosed play structures, such as jungle gyms, swing sets, slides or other similar unenclosed structures intended for children's play, do not require a Site Permit or Building Permit.
- ☐ Unenclosed accessory structures (open to light and air on at least two sides with a solid or semi-open roof) such as trellis', gazebos and pergolas, that exceed 6 feet in height, require a Building Permit.
- ☐ Enclosed accessory structures (structures with three or more walls and a solid roof) such as playhouses, storage sheds, and pool houses that are over 6 feet in height, require a Site Permit and/or a Building Permit.
- ☐ Accessory structures that exceed 6 feet in height are included in, and must comply with, a property's floor area and lot coverage requirements.
- ☐ Accessory structures that are between 6 and 12 feet in height are reviewed at staff level.
- ☐ Accessory structures that are between 12 and 18 feet in height are reviewed by the Design Review Commission at a public meeting.



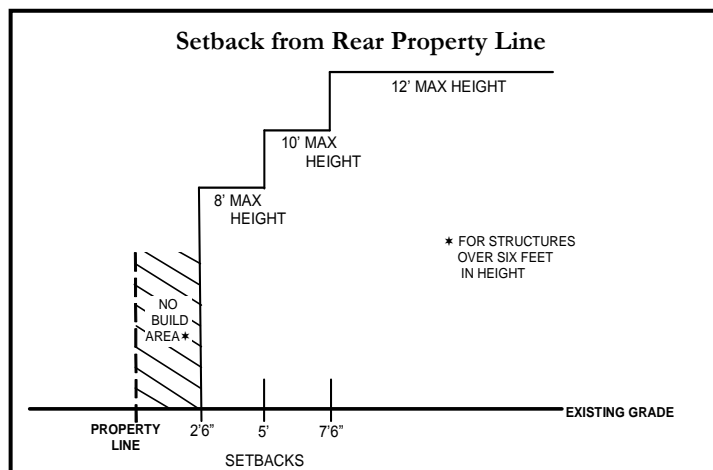
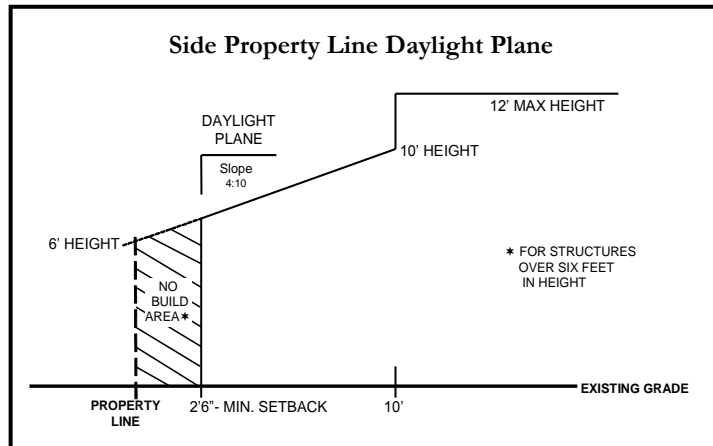
### Structures in a Side Yard Setback Area (Interior or Exterior)

- ☐ Maximum height is 6 feet; maximum width is 5 feet; and maximum length is 16 feet.
- ☐ Accessory structures must be screened (as viewed from a public street or adjacent property) with a solid fence that is of equal or greater height.
- ☐ A minimum clearance of 5 feet, either between the accessory structure and the main structure or the accessory structure and the property line, is required.
- ☐ Accessory structures containing swimming pool equipment cannot be located in an interior side yard setback, but can be located in an exterior side yard setback.

## Structures in the Building Envelope or a Rear Yard Setback Area

- ❑ Maximum height is 12 feet; and maximum size is 800 square feet of floor area.
- ❑ Minimum setback from the side property line is 2.5 feet
- ❑ Minimum setback from the rear property line (see graphic below):
  - 2.5 feet when the structure is under 8 feet in height;
  - 5 feet when the structure is between 8 and 10 feet in height;
  - 7.5 feet when the structure is between 10 and 12 feet in height; and
  - 2.5 feet when the rear property line abuts an alley.

- ❑ No portion of an accessory structure can encroach into the side yard daylight plane (see graphic). The daylight plane begins at a height of six feet at the side property line and slopes into the property at a 4:10 pitch for a distance of 10 feet.
- ❑ All portions of an accessory structure, including roof eaves, chimneys and vents, must meet the setback from the rear property line and be within the side yard daylight plane.
- ❑ An accessory structure, when located in the rear yard setback area, must have a separation of at least 10 feet from the main structure, as measured to the nearest walls or supports.
- ❑ An accessory structure that is located in the building envelope may be up to 18 feet in height if the additional height is necessary in order to establish architectural compatibility with the main structure.



## Outdoor Barbeques and Fireplaces

- ❑ Outdoor barbeques, fireplaces, sinks and similar structures can be located within the building envelope or rear yard setback area, provided that they have a minimum setback of five feet from any property line.
- ❑ These structures are not allowed within a front yard or side yard setback area.